



**CITY OF SAN BRUNO**

**COMMUNITY & ECONOMIC  
DEVELOPMENT DEPARTMENT**

April 30, 2021

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR  
AR13-002, PD13-001, PDP12-001, TM13-001, GPA21-001 – GLENVIEW TERRACE**

**NOTICE IS HEREBY GIVEN** that the City of San Bruno has prepared an Initial Study and intends to adopt a Mitigated Negative Declaration (MND) for the Glenview Terrace project.

**PROJECT SCOPE:** The project site consists of three parcels totaling 3.28 acres located at the northeast corner of the intersection of San Bruno Avenue West and Glenview Drive. The proposed project would include demolition of the existing on-site structures (church and parsonage) and redevelopment of the project site with 29 two-story, single-family homes and various associated improvements, as well as new internal streets connecting to Glenview Drive. In addition, several non-residential lots would be allocated for storm drainage improvements and a 70-foot defensible area at the rear of the lots closest to Crestmoor Canyon.

**PROJECT ADDRESS:** 2880 and 2890 San Bruno Ave. W., 850 and 860 Glenview Drive

**APNS:** 019-042-150, 019-042-160, and 019-042-170

**EXISTING ZONING:** R-1 (Single-Family Residential), P-D (Planned Development)

**PROPOSED ZONING:** P-D (Planned Development)

**EXISTING LAND USE DESIGNATION:** Low-Density Residential/High-Density Residential

**PROPOSED LAND USE DESIGNATION:** Medium-Density Residential

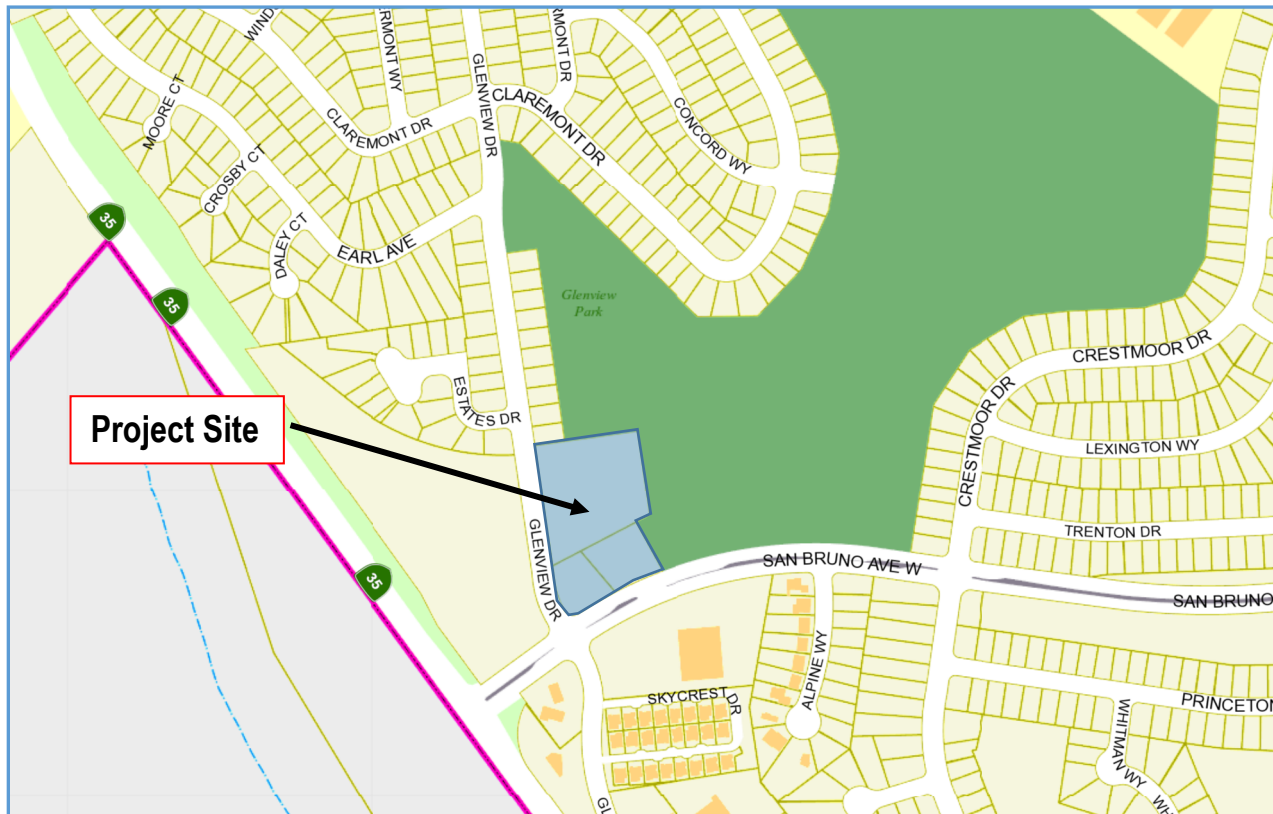
**REQUESTED CITY PLANNING ENTITLEMENTS:**

- A. Adoption of Initial Study and Mitigated Negative Declaration
- B. General Plan Amendment
- C. Rezoning
- D. Planned Development Permit
- E. Architectural Review Permit
- F. Vesting Tentative Tract Map

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**PROPERTY OWNERS:** New Shidai Development, LLC  
Contact: Daniel Wong  
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**PUBLIC COMMENT ON THE ENVIRONMENTAL REVIEW DOCUMENT:**

The 30-day public review and comment period on the Initial Study/Mitigated Negative Declaration is from **Monday, May 3 to Wednesday, June 2, 2021**. If you wish to comment on the Initial Study/ Mitigated Negative Declaration, please submit your written comments to Michael Smith, Senior Planner, Planning Division, 567 El Camino Real, San Bruno, California, 94066, **no later than Wednesday, June 2, 2021 at 5:00 p.m.** Comments may also be submitted via email to [msmith@sanbruno.ca.gov](mailto:msmith@sanbruno.ca.gov).

**AVAILABILITY OF MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY:**

Hard copies are available at the Community and Economic Development Department, located at 567 El Camino Real, San Bruno, CA 94066. The documents are also available online on the City's website at:

[https://www.sanbruno.ca.gov/gov/city\\_departments/commdev/planning\\_division/development\\_activity/glenview\\_terrace.htm](https://www.sanbruno.ca.gov/gov/city_departments/commdev/planning_division/development_activity/glenview_terrace.htm)

This notice is intended to satisfy the notice requirements of CEQA Guidelines §15072. The project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List).